

RESOLUTION NO. CZAB12-30-06

WHEREAS, TRACT "N," 8TH ADDITION TO PORT CHARLOTTE SUBDIVISION

L. L. C. applied for the following:

- (1) EU-1 to EU-S

OR IN THE ALTERNATIVE TO REQUEST #1, THE FOLLOWING REQUESTS #2 - #4

- (2) To permit Parcel 1 with a lot area of 0.81 gross acre and Parcel 2 with a lot area of 0.89 gross acre (1 gross acre required for each).
- (3) To permit a single-family residence to setback 38' (50' required) from the front (north) property line on Parcel 1.
- (4) To permit the residence with a lot coverage of 18.2% (15% allowed) on Parcel 1.

AND WITH EITHER ALTERNATIVE, THE FOLLOWING REQUEST:

- (5) To permit a lot frontage of 45' (125' required).

REQUEST #5 ON PARCEL #2.

Upon demonstration that the applicable standards have been satisfied, approval of requests #2 - #5 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Custom Homes Killian Group L. L. C.," as prepared by Design Tech International, Inc. and consisting of 11 sheets, dated stamped received 7/24/06.

SUBJECT PROPERTY: The west ½ of Tract 15, KENDALL GREEN HOME SITES, Plat book 40, Page 52, less the south 257' thereof.

LOCATION: 8390 S.W. 112 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the request for a district boundary change to EU-S (Item #1) would not be compatible with the neighborhood and area concerned and would be in

conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the requests to permit Parcel 1 with a lot area of 0.81 gross acre and Parcel 2 with a lot area of 0.89 gross acre (Item #2), to permit a single-family residence to setback 38' from the front (north) property line on Parcel 1 (Item #3), to permit the residence with a lot coverage of 18.2% on Parcel 1 (Item #4), and to permit a lot frontage of 45' (Item #5), would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the entire application without prejudice was offered by Robert W. Wilcosky, seconded by Jose I. Valdes, and upon a poll of the members present the vote was as follows:

Jose I. Valdes	aye	Robert W. Wilcosky	aye
Nelson A. Varona	aye		
	Peggy Brodeur	aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12, that the request for a district boundary change to EU-S (Item #1) be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that the requests to permit Parcel 1 with a lot area of 0.81 gross acre and Parcel 2 with a lot area of 0.89 gross acre (Item #2), to permit a single-family residence to setback 38' from the front (north) property line on Parcel 1 (Item #3), to permit the residence with a lot coverage of 18.2% on Parcel 1 (Item #4), and to permit a lot frontage of 45' (Item #5), be and the same are hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 12th day of September, 2006.

Hearing No. 06-2-CZ12-2
ls


STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-30-06 adopted by said Community Zoning Appeals Board at its meeting held on the 12th day of September 2006.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of September 2006.




Luis Salvat, Deputy Clerk (2678)
Miami-Dade County Department of Planning and Zoning



Department of Planning and Zoning

Stephen P. Clark Center
111 NW 1st Street • Suite 1210
Miami, Florida 33128-1902
T 305-375-2800

miamidade.gov

ADA Coordination
Agenda Coordination
Animal Services
Art in Public Places
Audit and Management Services
Aviation
Building
Building Code Compliance
Business Development
Capital Improvements
Citizens' Independent Transportation Trust
Commission on Ethics and Public Trust
Communications
Community Action Agency
Community & Economic Development
Community Relations
Consumer Services
Corrections & Rehabilitation
Cultural Affairs
Elections
Emergency Management
Employee Relations
Empowerment Trust
Enterprise Technology Services
Environmental Resources Management
Fair Employment Practices
Finance
Fire Rescue
General Services Administration
Historic Preservation
Homeless Trust
Housing Agency
Housing Finance Authority
Human Services
Independent Review Panel
International Trade Consortium
Juvenile Services
Medical Examiner
Metro-Miami Action Plan
Metropolitan Planning Organization
Park and Recreation
Planning and Zoning
Police
Procurement Management
Property Appraisal
Public Library System
Public Works
Safe Neighborhood Parks
Seaport
Solid Waste Management
Strategic Business Management
Team Metro
Transit
Task Force on Urban Economic Revitalization
Vizcaya Museum And Gardens
Water & Sewer

September 15, 2006

Tract N, Eight Addition to Port Charlotte... LLC
c/o Herminio San Roman, Esq.
Suite 222
12515 S.W. 88 Street
Miami, Florida 33186

Re: Hearing No. 06-2-CZ12-2 (05-119)
Location: 8390 S.W. 112 Street, Miami-Dade County, Florida

Dear Mr. San Roman:

Enclosed herewith is Resolution No. CZAB12-30-06, adopted by Miami-Dade County's Community Zoning Appeals Board 14, which denied, without prejudice, your client's application on the above-noted location.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 days from the date of posting on the 11th floor of the Stephen P. Clark Building, 111 N.W. 1st Street, Miami, FL 33128. The date of posting is September 18, 2006.

For information regarding filing an appeal please contact the Zoning Hearings office at the address noted above or call (305) 375-2640.

Cordially,

Lou Salvat
Deputy Clerk

Enclosure